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October 31, 2018

Mr. Richard Vuong  
Planning Division  
OC Public Works Service Area/ OC Development Services  
300 North Flower Street  
Santa Ana, CA 92702-4048

Subject: Nakase Property Area Plan Environmental Impact Report, City of Lake Forest

Dear Mr. Vuong:

This letter has been sent to you as part of an environmental review process being conducted pursuant to the California Environmental Quality Act (CEQA). The City of Lake Forest (City) has determined that preparation of an Environmental Impact Report (EIR) is necessary to adequately analyze the environmental effects of the Nakase Property Area Plan project (proposed project). The City is the Lead Agency, and LSA Associates, Inc. (LSA) has been retained by the City to prepare the environmental analysis required for the proposed project.

The project site is approximately 122 acres located at 20261 Lake Forest Drive, Lake Forest, CA 92630 (Assessor's Parcel Number [APN] 612-221-01) and is currently operating as Nakase Brothers Wholesale Nursery, an agricultural wholesale plant nursery. The location of the Project site is shown on Figure 1.

The Nakase Property Area Plan would facilitate the development of the 122 ac proposed Project site as a master-planned community. Implementation of the Area Plan would include development of residential uses, an elementary school site, and over 28 acres of parks, open space, and habitat restoration area. The Area Plan would establish guidelines for the future development of the planned community, which would consist of single-family residential units (contained in five distinct neighborhoods), affordable apartment units for senior citizens, an elementary school site, parks and open space, an internal circulation system, and a multipurpose water quality basin.

The proposed Project would entitle development of up to 675 two- and three-story, single-family residential units on approximately 61.4 acres of the site. In order to meet the City's affordable housing policy as stipulated in the Housing Element (2014), up to 101 senior affordable housing units<sup>1</sup> would be constructed on 3.9 acres in a two to three story building with an elevator. The units would be available for rent. The proposed elementary school site would accommodate a school for approximately 800 to 1,000 students from kindergarten through sixth grade. The school site would be located on the northwestern portion of the proposed Project site, at the corner of Bake Parkway and Rancho Parkway. Access to the proposed Project site would be provided at three proposed locations: two entries at Bake Parkway and one entry at Rancho Parkway. The two entries at Bake Parkway would line up with existing roads (Rancho Parkway South and Orchard Street).

LSA is seeking information on how the proposed project would affect the Orange County Public Library's ability to provide services and whether the project would require new or expanded facilities. To assist with this effort, a questionnaire has been enclosed with specific questions relating to services near the project area. It would be helpful to the analysis for us to receive a response by Friday, November 16, 2018. Please email your response to [ryan.bensley@lsa.net](mailto:ryan.bensley@lsa.net).

If you have any questions or comments on the questionnaire, please contact me at (949) 553-0666. Thank you for your time and assistance.

Sincerely,

**LSA Associates, Inc.**

Ryan Bensley  
Project Manager, AICP

Attachment: OCPL Questionnaire

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## LIBRARY QUESTIONNAIRE

For your convenience, LSA has provided space below for your answers. If you choose to answer these questions in the form of a letter, please number your responses to correspond to the questions. Please email your responses [ryan.bensley@lsa.net](mailto:ryan.bensley@lsa.net). We would appreciate a response by **November 16, 2018**.

**1. Please confirm the following information regarding County library facilities:**

The Orange County Public Library (OCPL) system provides library services to the County, including the City, and includes 33 branches, and two OCPL branches are located in Lake Forest. The Foothill Ranch Library is located at 27002 Cabriole Way, approximately 1.0 mi northeast of the Project Site. The El Toro Library is located at 24672 Raymond Way, approximately 4.5 mi southwest of the Project Site.

**2. According to the Growth Management Element of the Orange County General Plan (2012), the County's standards for library service are one 10,000 sf branch library facility per 50,000 residents, or if appropriate, one 15,000 sf regional library per 75,000 residents. This translates into 0.2 square foot of library space per capita. Please confirm that OCPL is still using this service standard for square footage per capita.**

**3. In its scoping comments regarding the Nakase Property (proposed project) dated August 13, 2018, OCPL indicated that it also has a volumes per capita service standard. Based on our previous experience in Orange County, OCPL's adopted service standard is 1.5 volumes of books per capita. Please confirm that OCPL is still using this service standard or provide updated information.**

**4. What are the square footage and resource capacity (ie. books and other resources) of the Foothill Ranch Library and El Toro Library?**

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- 5. In its scoping comments regarding the Nakase Property (proposed project) dated August 13, 2018, OCPL indicated that the “review and need for Developmental Fees” be considered for the proposed project. Has the County adopted any library development fees that would apply to new residential development? If so, does OCPL have an arrangement with the City to collect these fees? Does OCPL have any recommended mitigating measures if Library facilities are deficient in space or resources for the needs of the proposed project?**
- 6. Please provide any additional information that may be helpful in preparing an environmental analysis of the proposed project.**

Prepared by: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Phone: \_\_\_\_\_

**LIBRARY QUESTIONNAIRE –  
RESPONSE TO: NAKASE PROPERTY AREA PLAN ENVIRONMENTAL IMPACT  
REPORT, CITY OF LAKE FOREST**

ryan.bensley@

**1. Please confirm the following information regarding County library facilities**

The Orange County Public Library (OCPL) system provides library services to the County, including the City, and includes 33 branches, and two OCPL branches are located in Lake Forest. The Foothill Ranch Library is located at 27002 Cabriole Way, approximately 1.0 miles northeast of the Project Site. The El Toro Library is located at 24672 Raymond Way, approximately 4.5 miles southwest of the Project Site.

*The above information is correct.*

**2. According to the Growth Management Element of the Orange County General Plan (2012), the County's standards for library service are one 10,000 sf branch library facility per 50,000 residents, or if appropriate, one 15,000 sf regional library per 75,000 residents. This translates into 0.2 square foot of library space per capita. Please confirm that OCPL is still using this service standard for square footage per capita.**

*According to the American Library Association (ALA) they no longer set quantitative "space per capita standards" for public library buildings. The information previously used by the County is from the early 1970s and is no longer relevant. Libraries are constantly evolving to meet the needs of the communities they serve. A complete analysis would be necessary at both sites to determine the exact plan of action to accommodate the increased population/usage. Both El Toro and Foothill Ranch branches are at maximum capacity. In general, the following would need to be considered:*

- *Nearby/existing buildings and structures – can an expansion be completed that includes better use of space to accommodate the growing community including both internal (community and program rooms, technological impacts and upgrades, expanded collections) as well as external (parking and ease of access) renovations.*
- *Cost analysis of a renovation/expansion – infrastructure (ex. HVAC, lighting, plumbing for expanded areas), possible building expansion, staffing, technology infrastructure (cabling, WIFI, computers etc.), shelving systems for increased size of collection, additional electricity outlets, furniture with charging stations for expanded digital usage, space for kiosks to check out laptops and chargers.*

**3. In its scoping comments regarding the Nakase Property (proposed project) dated August 13, 2018, OCPL indicated that it also has a volumes per capita**

**service standard. Based on our previous experience in Orange County, OCPL's adopted service standard is 1.5 volumes of books per capita. Please confirm that OCPL is still using this service standard or provide updated information.**

*Service standards too, are now rapidly changing and no longer “quantified” as volumes of books per capita. The form and function of the library system has dramatically changed and continues to evolve. Libraries are not “just for books”. Communities (especially new communities) expect Libraries to be used as gathering spaces, community hubs, a place to go for educational programming and lectures, specific programming for children, teens, adults, seniors and students as well as a growing resource for business. Libraries are designated “safe spaces” for all and include specific programming and services for the underserved.*

*Expectations to accommodate the increase growth of the City would include, but not be limited to, adding on to existing structures, upgrading amenities to encourage more remote or online usage, additional programming opportunities, infrastructure upgrades to keep up with the increase usage. More time would be necessary to quantify a “standard” we would expect that the 1970s 1.52 volume would be increased and can be compared to standard models such as the Consumer Price Index, or a comparison of other community necessity studies, such as fire, police and parks.*

**4. What are the square footage and resource capacity (ie. Books and other resources) of the Foothill Ranch Library and El Toro Library?**

*El Toro Library is 13,940 sq. ft. which includes a Community Room and the Friends of the Library space. Resources are lacking, as there is no room to add shelving for collections, Kiosks for checking out laptops and charges, the community room does not accommodate the programming needs, parking is limited, the Library needs new furniture to accommodate electrical outlets for users.*

*Foothill Ranch Library is 12,914sq. ft. which includes a Community Room and Friends of the Library space. Resources are also limited and need upgrading to meet the needs or a new community. Upgraded electrical, WIFI, furniture, HVAC, and space. Parking is also limited.*

*The resources at both locations currently are over capacity.*

**5. In its scoping comments regarding the Nakase Property (proposed project) dated August 13, 2018, OCPL indicated that the “review and need for Developmental Fees” be considered for the proposed project. Has the County adopted any library development fees that would apply to new residential development? If so, does OCPL have an arrangement with the City to collect these fees? Does OCPL have any recommended mitigating measures if Library facilities are deficient in space or resources for the needs of the proposed project?**

*To date, conversations have not begun regarding the Cities' expectations of Library services for the new community. As with other cities, the goal would be to enter into an agreement with the City to set aside funds targeted specifically for the renovation/upgrade of the libraries, to serve their community. The expansion of either El Toro and/or Foothill Ranch are not budgeted and library capital funds are limited at best. The County is open to ideas and continued a partnership with the City.*

**6. Please provide any additional information that may be helpful in preparing an environmental analysis of the proposed project.**

*Extensive research (collectively known as "School Library Impact Studies") shows that schools have relied on their libraries to support student growth, specifically in the areas of literacy, information literacy, technological skills, and access to resources and equipment, and have seen increased motivation, higher assessment scores, and ultimately higher graduation rates. With a new elementary school in the proposed plan Library capacity will need to be expanded.*

*The El Toro Library is in need of expanding its Summer Lunch @ the Library program for low income youth (<18) to meet the need in the area. The Community Room cannot accommodate the residents currently participating, much less the anticipated expanding community.*

Prepared by: Julie A. Oakley  
Title: Administrative Manager OCPL  
Date: November 21, 2018  
Phone: 714 566-3024